

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10592 Federal Housing Administration, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meetings of November 24, and December 15, 1970.

EFFECTIVE DATE OF ORDER - August 16, 1971

ORDERED:

That the appeal for variance from the side yard, use provisions and from Section 7205 - parking on lots other than that upon which buildings are located - to permit subdivision of existing buildings into row dwellings at Savannah and Congress Streets, S. E., lots 9 and 10, Square 5916 and lots 31-33, Square 5917 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. The property is improved with forty-two row house, single family dwellings.
3. The appellant proposes to subdivide the property in order to sell the dwellings in fee simple (See Exhibit No. 10A).
4. The appellant alleged that the property is being rented as apartments by the Federal Housing Administration and has never been subdivided. The appellant further alleged that the proposed parking will be on lots other than that which the houses are located, as shown on Exhibit No. 10A.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations

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and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.